

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: David M. Abramson, Planner I

**SUBJECT:** TU 9-4-03, Davie Merchants, 2701 North University Drive, Davie, FL 33324

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** Temporary Use Permit for Christmas Trees

**REPORT IN BRIEF:** The applicant is requesting approval of a temporary use permit for activities associated with selling of Christmas trees for the Christmas holiday. The Town of Davie Land Development Code Section 17-8, Seasonal sales, defines the permitted time frame and the necessary facilities that need to be provided on site. The site is located near the intersection of North University Drive and Davie Road Extension, with no access to residential streets. Automobile access onto and from the site is via Davie Road Extension with parking on the eastside of the property. Furthermore, there will be a portable toilet, garbage area, and electrical pole on the site. A satisfactory site plan accurately depicting all details of the request has been reviewed by the Development Services Department and is attached.

**DURATION OF EVENT:** The duration and hours of the request is November 27, 2003 to December 24, 2003 from 9:00 am to 8:00 pm.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that the Davie Merchants activities will be suitably separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition the following conditions apply:

- (1) A building permit must be secured prior to the event.
- (2) The permit shall be valid only for the time specific from November 27, 2003 to December 24, 2003 from 9:00 am to 8:00 pm.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Development Review Committee has reviewed the application and has no objections to the request.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** The application is found sufficient, based upon the above, to enable Town Council to render a decision.

**Attachment(s):** Subject site map, Site plan.



Date Flown:  
12/31/00



300 0 300 600 Feet

Planning & Zoning Division - GIS



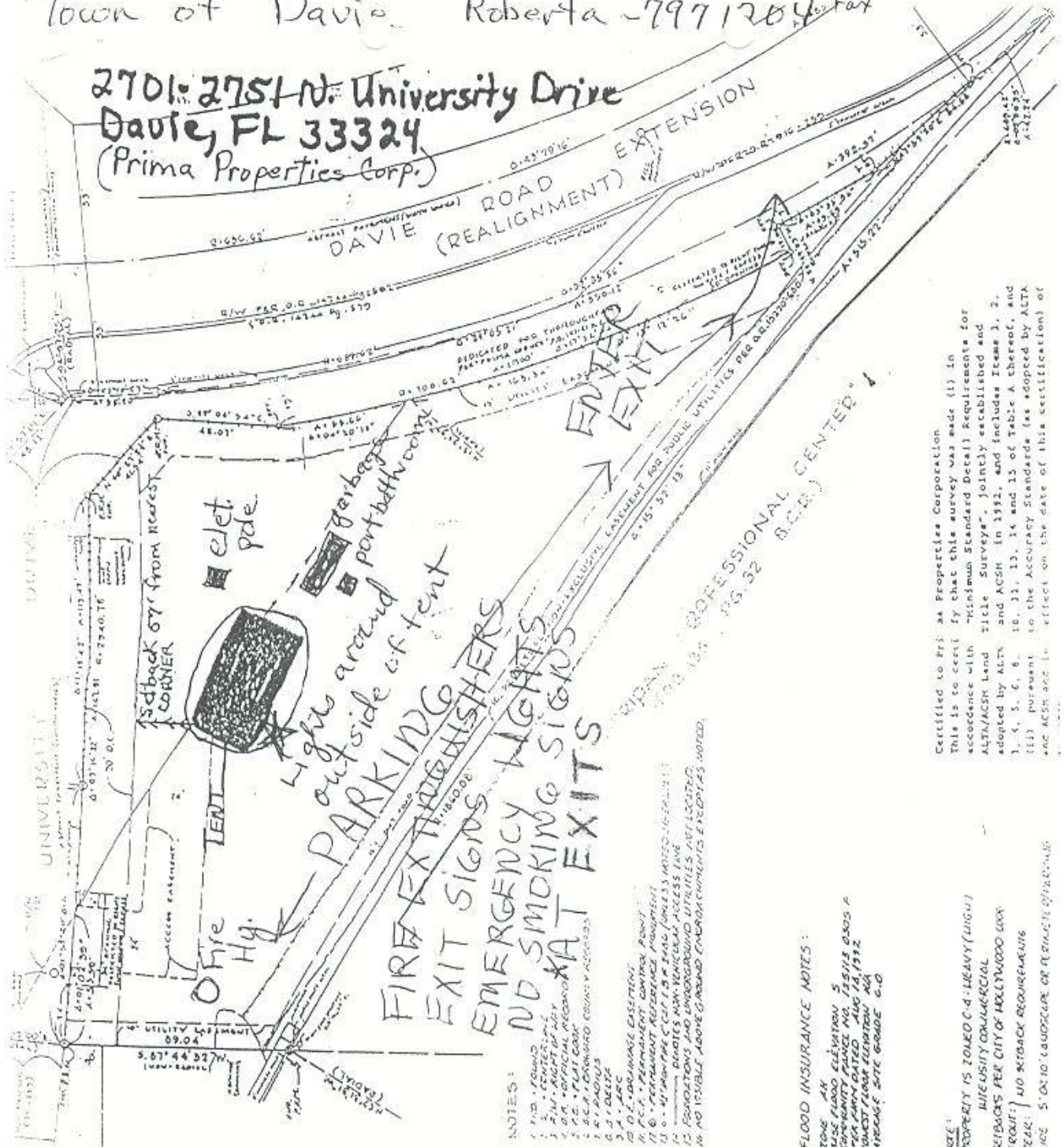
# Temporary Use Permit TU 9-4-03 Subject Site, Zoning and Aerial Map

Prepared By: D.M.A.  
Date Prepared: 10/8/03



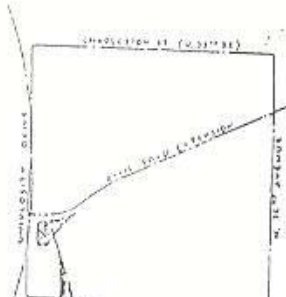
Town of Davie Roberta - 7971204 Fax

2701-2751 N. University Drive  
Davie, FL 33324  
(Prima Properties Corp.)



Certified to Prima Properties Corporation  
This is to certify that this survey was made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1992, and include Items 1, 2, 3, 4, 5, 6, 8, 10, 11, 13, 14 and 15 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of

PORTION OF TRACT 43  
"A.J. BENDLES SUBDIVISION"  
(1-27 PAGE)



# FLOOD INSURANCE NOTES:

ZONE AW  
BASE FLOOD ELEVATION 5  
COMMUNITY FLOODING NO. 125115 0305 P  
PERMITS DATED AUG 14, 1992  
LOWEST FLOOD ELEVATION 11.4  
AVERAGE SITE GRADE 6.0

## LOCATION MAP

1/4 SEC. 2, TWP. 51 S., ROL. 11 E.  
(NOT TO SCALE)

JR COPY  
DATED  
APR 10, 1996

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